
Z-2226
HIPPENSTEEL FUNERAL HOME
I3 TO GB

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Hippensteel Funeral Homes with representative Joe Bumbleburg, is requesting rezoning of 1.87 acres located on the west side of North 9th Street Road, just north of the Canal Road intersection in the City of Lafayette. There are three sites involved in this request: two commercial buildings fronting on North 9th Street Road and adjacent to the west a home that has been converted into apartments. One of the commercial buildings is used as a furniture store and the other is currently vacant, though petitioner would like to use it as a crematory in the future, Fairfield 16 (SW) and 17 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Until recently the site was zoned both Flood Plain (FP) and Industrial 3 (I3). After petitioner's surveyor successfully certified that the area in this request lies above the regulatory flood elevation, the portion of the site that was previously zoned FP took on the adjacent I3 zoning. Industrial zoning, the historic zoning district for this area, still exists south of the site and east of North 9th Street Road, between the road and the railroad. Property adjacent to the north was rezoned to Multi-Family Residential (R3) in 1998 against staff's recommendation (Z-1818). The two most recent rezones along this corridor have been successful requests for commercial zoning (GB); both lie north of the R3 zone and west of the road (Z-2000 and -2137). One GB rezone request was approved east of the road in 1997, just south of the McAllister Park entrance (Z-1738).

AREA LAND USE PATTERNS:

There are three tracts in this request, two that front on North 9th Street Road and one adjacent to the west. A vacant commercial building and a separate furniture store occupy the land along the road. A former single-family home, which has since been converted to apartments, occupies the tract adjacent to the west. Riverwalk Apartments occupies the R3 zone adjacent to the north and appears to be the only other residential use in this area. The Tic-Toc Tavern, Farmer's Auto Sales and Jim's Garage all lie north of the apartments.

South of the site in question are a mix of uses that are permitted in commercial and/or industrial zones. Adjacent to the south is a mini-warehouse business, Puritan Advanced Water Systems, and Klooz Plumbing. Hoffine's Garage and Body Shop and a Sear's repair/outlet store occupy the tract of land south of the plumbing business. Lafayette Masonry Supply, Shafer Trucking, Brummet Electric and Canal Liquors are on the eastside of North 9th Street Road.

TRAFFIC AND TRANSPORTATION:

The City recently completed a reconstruction and widening project on North 9th Street Road, which is classified as a Primary Arterial in the adopted *Thoroughfare Plan*. The road is now a divided facility with four through lanes and turn lanes between Canal and Duncan Roads. The most recent traffic count along this city-designated "Commercial Vehicle Route" is 20,585 vehicles per day.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer and water facilities serve this site. Based on information from the Lafayette Redevelopment Department, this site is not located in the Wellhead Protection Area (WHPA).

A "Type C" bufferyard, the densest in the ordinance, was required along the northern and southern boundaries of the adjacent apartment complex. That type of bufferyard is required whenever residential zoning abuts industrial or commercial zoning. Petitioner would not be required to add any additional bufferyard.

STAFF COMMENTS:

Several years ago staff began a corridor land use planning study for this area, but delayed it at the City's request until after the completion of the North 9th Street Road project. The road project is now complete and although city and APC staff have met to begin the rejuvenation of the planning process, a plan has not yet been completed. While staff readily admits that an overall plan is needed for this area, especially in light of a handful of commercial rezone requests, the future commercial use of the front half of the property is appropriate.

Commercial buildings, one of which is used as a furniture store and the other of which is vacant, already occupy the front half of the site. In hopes that this rezone request will be approved, petitioner has already filed a special exception request to operate a crematory in the unused building. The question as to whether or not a crematory is an acceptable use in this area is a matter for the Area Board of Zoning Appeals to decide when the case comes before it. Staff feels that GB zoning is more appropriate than the existing industrial zoning in this area adjacent to an apartment complex.

A residence, now used as apartments, occupies the back half of the land in this request. Based on a conversation with petitioner's representative, there is no proposed use for this building. On one hand, staff questions the appropriateness of GB zoning for this residential use and on the other realizes that the current I3 zone is even more inappropriate. While both zones make the residential use non-conforming, the GB zone affords a little more protection to the adjacent apartment complex and is the most appropriate business zone for this area.

STAFF RECOMMENDATION:

Approval